This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/15/06 15:55 2 pgs
Fees:13.00 Taxes:377.40
20060615-0071687

MAP: 052-05-0-B
PARCEL: 00.100CO
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Louis A. Buti, Jr. unmarried,
825 Idlewild Drive
Madison, TN 37115

WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2006 between

Dillard Holdings, LLC

hereinafter referred to as **Grantor**, and

Louis A. Buti, Jr., unmarried,

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 1 on the Final Plat Pharris Place Subdivision, Phase One, of record in Instrument Number 20040802-0092217, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being part of the same property conveyed to Dillards Holdings, LLC by Warranty Deed dated 12/30/2003 from Larry S. Anderson and wife, Linda S. Anderson of record in Instrument Number 20040102-0000871 and part of the same property conveyed to Dillards Holdings, LLC by Substitute Trustee's Deed dated 01/06/2004 from I. Dyke Tatum of record in Instrument Number 20040107-0002516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James Wm. Dillard, Chief Manager

Dillard Holdings, LLC By: James Wm. Dillard, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, James Wm. Dillard with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Dillard Holdings, LLC, a Limited Liability corporation, the within named bargainor and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Manager.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th of June 2006

Notary

My Commission Expires: 12/31/2006

BRIAN E. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $102,000.00.

Louis A. Brito Jr.
Affiant

Sworn to and subscribed before me, this 13th day of June, 2006

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY